113.0	0003	0021.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	608,500	/	608,500
USE VALUE:	608,500	/	608,500
ASSESSED:	608,500	/	608,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHILLIPS CAROLE E/ TRUSTEE
Owner 2:	WILLIAM C PHILLIPS SUPPLEMENTA
Owner 3:	NEEDS TRUST
Street 1:	56 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PHILLIPS CAROLE E -
Owner 2:	-
Street 1:	56 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5278.000	203,700		404,800	608,500
Total Card	0.121	203,700		404,800	608,500
Total Parcel	0.121	203,700		404,800	608,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 792.32 /Parcel: 792.32

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 72058

GIS Ref

GIS Ref

Insp Date 09/07/18

!8760!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0021.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	203,700	0	5,278.	404,800	608,500		Year end	12/23/2021
2021	101	FV	196,800	0	5,278.	404,800	601,600		Year End Roll	12/10/2020
2020	101	FV	196,800	0	5,278.	404,800	601,600	601,600	Year End Roll	12/18/2019
2019	101	FV	177,600	0	5,278.	399,100	576,700	576,700	Year End Roll	1/3/2019
2018	101	FV	181,900	0	5,278.	306,500	488,400	488,400	Year End Roll	12/20/2017
2017	101	FV	181,900	0	5,278.	289,200	471,100	471,100	Year End Roll	1/3/2017
2016	101	FV	181,900	0	5,278.	266,000	447,900	447,900	Year End	1/4/2016
2015	101	FV	170,100	0	5,278.	248,700	418,800	418,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:52:41

LAST REV

Date	Time
09/25/18	14:50:40
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8760

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHILLIPS CAROLE	60980-332		1/15/2013	Convenience	1	No	No		
	19865-26		6/1/1989		61,600	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2010	2279	Manual	1,863					
11/22/1994	623	Manual	5,600					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	CC	Chris C
3/3/2009	Entry Denied	372	PATRIOT
2/4/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72058
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5278		Sq. Ft.	Site		0	70.	1.10	6									404,839						404,800	

Total AC/HA:	0.12117	Total SF/SM:	5278	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,839	Spl Credit		Total:	404,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	148.118
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	250269
Depreciation:	46550
Depreciated Total:	203719

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

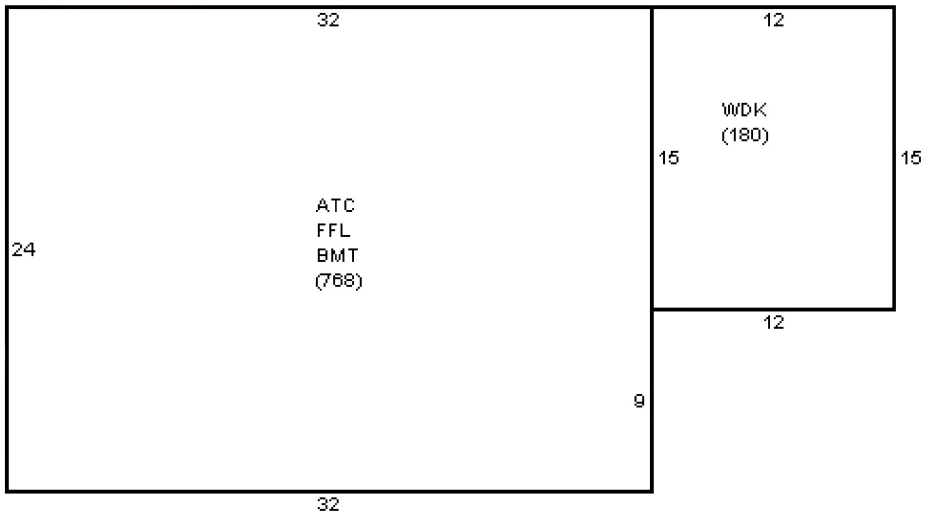
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.12
Special Features:	0	Val/Su Net:	102.62
Final Total:	203700	Val/Su SzAd	196.47

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.440	34,126
FFL	First Floor	768	148.120	113,754
ATC	Attic	269	148.120	39,814
WDK	Deck	180	11.530	2,075

Net Sketched Area:	1,985			Total:	189,769
Size Ad	1036.7999	Gross Area	2484	FinArea	768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0021.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc